

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday 14 December 2020
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSWES-36 – Federation – DA2020/96

7 Wemyss Road, Mulwala

Construction and Development of a 5MW Solar Farm on approx 15ha of land. No buildings require demolition, 5 trees are to be removed with new vegetation screens to be planted on the eastern and western sides of the development.

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Sandra Hutton, Clare Brown
APOLOGIES	Andrew Hutton
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Susan Appleyard, Meghan Leahy
APPLICANT REPRESENTATIVES	Albert Ngo, Zaed Aznam, Mishka Talent (joined meeting late)
OTHER	Kim Holt – Planning Panel Secretariat Amanda Moylan – Planning Panel Secretariat

KEY ISSUES DISCUSSED

- Insufficient documentation to support the application as required under Schedule 1 of the *Environmental Planning and Assessment Reg.*
- Submitted documentation does not clearly demonstrate where work is proposed to minimise impact.
- Lack of detailed key documentation required to support the application (storm water concept plans, detailed landscape plans).
- Inadequate details in submitted information (for example – landscaping is only generally indicated on site plan without details of planting, species, maintenance, suitability etc).
- Impact on vegetation - impact on trees adjacent to the road needs to be addresses, including the identification of a distance around those trees to ensure their retention and then determining the setback based on these constraints.
- Maintenance of landscape buffers – details of ongoing management by the solar farm operation.
- Security fence line should relate to landscape buffer requirements and tree retention.

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- RMS requirements for formalised screen planting along the road interface to prevent glare into 100km per hour zone to be addressed.
- Bushfire Asset Protection Zones relative to screen planting to the solar array.
- Potential flooding via Mulwala Canal and stormwater management.
- Further details of decommissioning, including ongoing responsibility, is required at DA stage, rather than via condition of consent.
- Council have attempted to address gaps in the information supporting the application.
- Cannot deal with insufficient information supporting documentation via conditions of consent.
- Request applicant to consider withdrawing application and resubmit with sufficient information.

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